

P E R M I T

CITY OF NAPOLEON  
255 W. RIVERVIEW AVE  
NAPOLEON, OHIO 43545

DIVISION OF BUILDING & ZONING  
PH (419) 592-4010  
FAX (419) 599-8393

PERMIT NO: 298

DATE ISSUED: 08-31-00

ISSUED BY: BND

JOB LOCATION: 560 BUCKEYE LN

EST. COST: 30000.00

LOT #:

SUBDIVISION NAME:

OWNER: CREAGER, ERIC (RICK)  
ADDRESS: 560 BUCKEYE LN  
CSZ: NAPOLEON, OH 43545  
PHONE: 419-599-3158

AGENT: MOCK BUEHRER BUILDER  
ADDRESS: P-707 CO RD 16  
CSZ: NAPOLEON, OH 43545  
PHONE: 419-592-0825

USE TYPE - RESIDENTIAL: X

OTHER:

ZONING INFORMATION

DIST: LOT DIM: AREA: FYRD: 40 SYRD: 15 RYRD: 20  
MAX HT: # PKG SPACES: # LOADING SP: MAX LOT COV: 30

BOARD OF ZONING APPEALS:

WORK TYPE - NEW: REPLMNT: ADD'N: X ALTER: REMODEL:

WORK INFORMATION

SIZE - LGTH: 20 WIDTH: 22 STORIES: 1 LIVING AREA SF: 200  
GARAGE AREA SF: 480 HEIGHT: BLDG VOL DEMO PERMIT:

WORK DESCRIPTION

GARAGE ADDITION  
LIVING AREA ADD

FEE DESCRIPTION

PAID DATE

FEE AMOUNT DUE

BUILDING PERMIT  
ELECTRICAL PERMIT  
PLUMBING PERMIT  
MECHANICAL PERMIT

97.00  
27.00  
3.00  
2.00



TOTAL FEES DUE 129.00

10-13-00

DATE

*Nancy Buehrer*

APPLICANT SIGNATURE

CITY OF NAPOLEON

ELECTRIC METER BASE RELEASE FORM

THIS DOCUMENT ENTITLES THE HOLDER TO "ONE" ELECTRIC METER BASE  
(Please pickup at the City operations garage 1775 Industrial Drive).

PERMIT #: 298

ISSUED:08-31-2000

JOB LOCATION: 560 BUCKEYE LN

WORK DESCRIPTION: GARAGE ADDITION

OWNER: CREAGER, ERIC (RICK)

ADDRESS: 560 BUCKEYE LN NAPOLEON, OH 43545

OWNER PHONE: 419-599-3158

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CONTRACTOR: MOCK BUEHRER BUILDERS

ADDRESS: P-707 CO RD 16 NAPOLEON, OH 43545

CONTRACTOR PHONE: 419-592-0825

ELECTRIC SERVICE UPGRADE  NEW SERVICE INSTALLATION \_\_\_\_\_

INDUSTRIAL \_\_\_\_\_ COMMERCIAL \_\_\_\_\_ RESIDENTIAL  1PHASE \_\_\_\_\_ 3PHASE \_\_\_\_\_

SIZE OF SERVICE 100AMP \_\_\_\_\_ 150AMP \_\_\_\_\_ 200AMP  400AMP \_\_\_\_\_ OTHER \_\_\_\_\_

HUB SIZE - 1 1/8" \_\_\_\_\_ 1 1/2" \_\_\_\_\_ 2" \_\_\_\_\_

DESIRED VOLTAGE 120/240  OTHER \_\_\_\_\_

UNDERGROUND SERVICE  OVERHEAD SERVICE \_\_\_\_\_

=====

DATE COMPLETED: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_

OLD METER NUMBER: \_\_\_\_\_ NEW METER NUMBER: \_\_\_\_\_

COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MEMORANDUM

TO: Members of the Board of Zoning Appeals  
FROM: Brent N. Damman, Zoning Administrator *BND*  
SUBJECT: Front yard setback variance 560 Buckeye Ln.  
HEARING DATE: December 08, 1998 at 4:30 PM  
HEARING #: BZA 98/07

BACKGROUND

An application for variance has been filed by Eric L. Creager 560 Buckeye Ln. Napoleon, Ohio. The applicant is requesting a five (5) foot variance to the front yard setback. The purpose of the request is to allow the construction of a single car garage addition to the existing garage structure. The variance is to City Code section 1131.03 (d). The property is located in an R-1 Residential Zoning District.

RESEARCH AND FINDINGS

1. The proposed garage addition measures 15 feet wide by 27 feet deep. Whereas a typical one car garage measures 12 feet wide by 22 feet deep. The proposed addition incorporates additional storage area.
2. The proposed addition could be moved back, however this would cause the moving of utility lines.

ADMINISTRATIVE RECOMMENDATION & OPINION

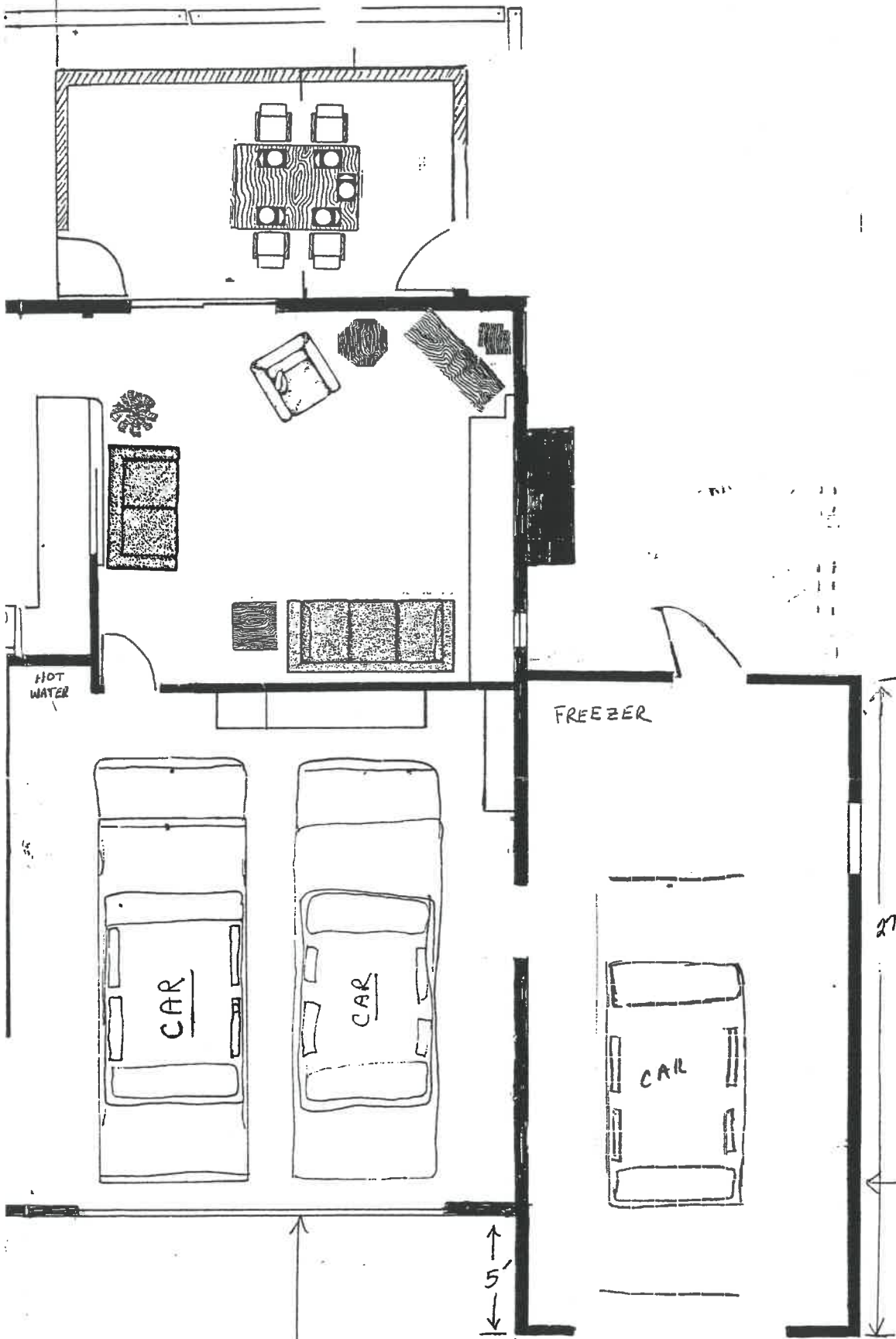
Allowing the proposed addition to protrude beyond the existing structure certainly is more architecturally pleasing. However, I am uncertain that this point alone can justify the granting of such variance. As always I have concerns regarding setting precedence. It is my belief that there are no extraordinary circumstances present in this case which warrant a variance. The standards for variance are in place so that this board can make decisions and not have to be concerned about setting precedence.

CONSIDERATIONS

The Board shall not render a decision on this request until it has reviewed the following standards for variation.

The standards for variation to be considered are as follows:

- (a) That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or use in the same vicinity or district.
- (b) That such Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity or district but which is denied to the property in question.
- (c) That the granting of such Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or district in which the property is located.
- (d) That the granting of such a Variance will not alter the land use characteristics of the vicinity or district, diminish the value of adjacent land and improvements or increase the congestion in the public streets.



HOT WATER

FREEZER

CAR

CAR

CAR

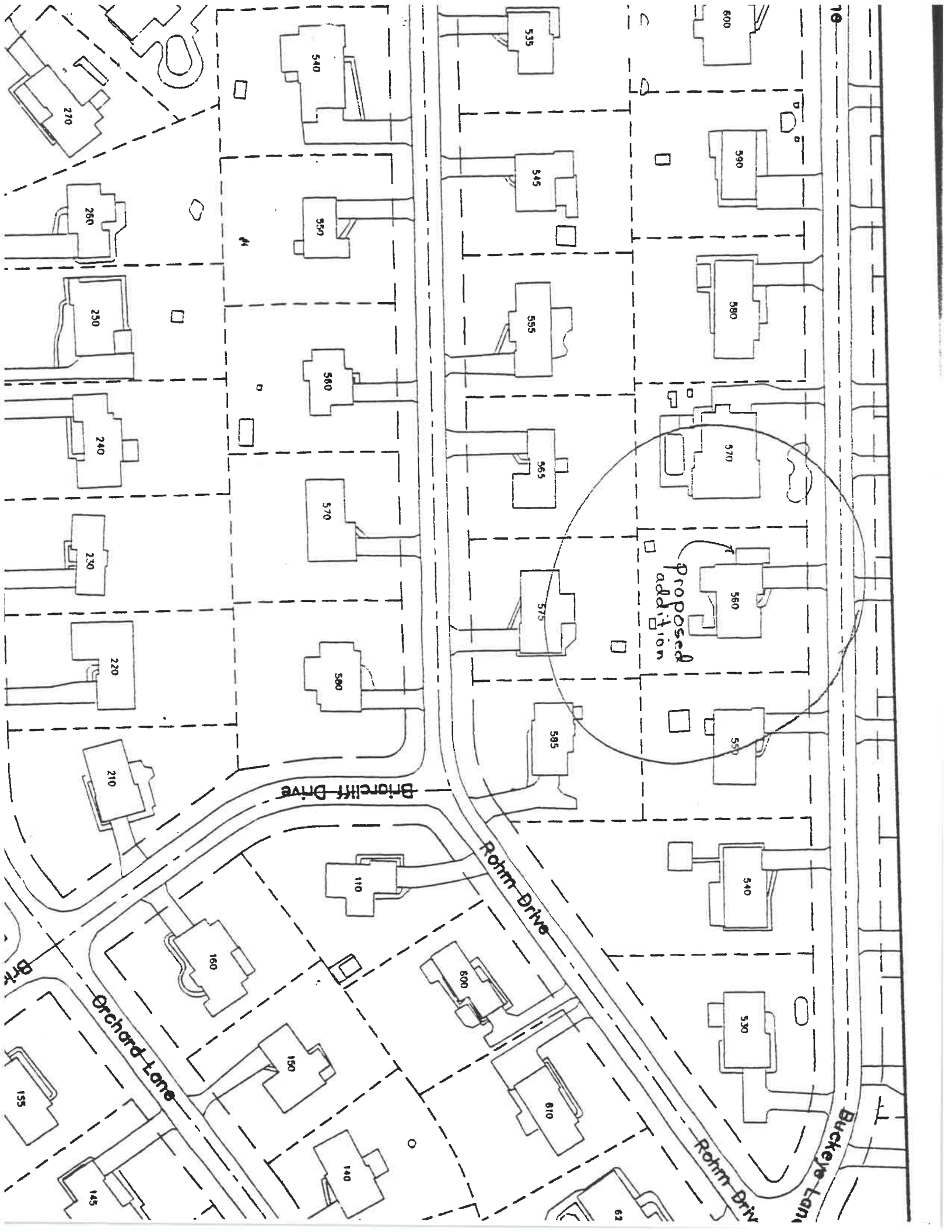
27'

5'

15'

APPH  
1'  
TO PRO  
LI

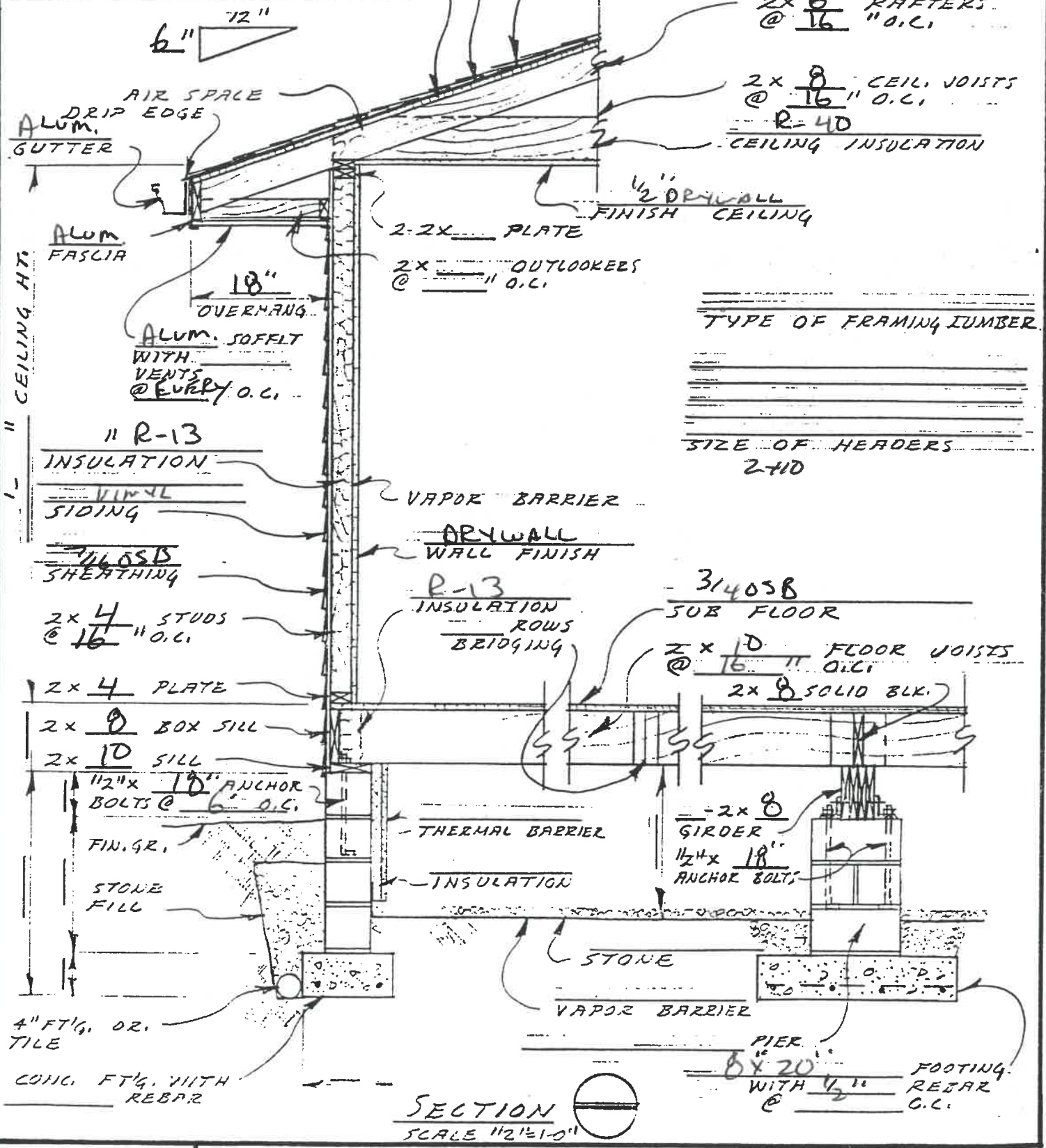
CURRENTLY 40'  
TO RIGHT OF WAY



NAPOLION BUILDING DEPARTMENT (SAMPLE DRAWING)

560 Buckeye

- VENTS RIDGE
- ROOFING 30 yr Asphalt
- UNDERLAYMENT 15# FELT
- SHEATHING 7/16 OSB



DATE	WALL SECTION @ CRAWL SPACE	DWG. NO OF
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4-11-89 54